

**MINUTES
OF THE JOINT WORK SESSION OF THE
EDINA CITY COUNCIL AND
COMPREHENSIVE PLAN TASK FORCE
HELD AT CITY HALL
NOVEMBER 5, 2007
5:00 P.M.**

Mayor Hovland called the meeting to order at 5:10 p.m. in the Community Room of City Hall. Answering rollcall were: Members Bennett, Housh, Masica, Swenson and Mayor Hovland. Present from the Comprehensive Plan Task Force were Steve Brown, Mike Fischer, John Lonsbury, Michael Schroeder and Kevin Staunton. Staff present included: Gordon Hughes, City Manager; Heather Worthington, Assistant City Manager; Wayne Houle, City Engineer/Director of Public Works; Cary Teague, Planning Director; Ceil Smith, Assistant to the City Manager; and Jennifer Bennerotte, Communications & Marketing Director.

Mayor Hovland said the purpose of the special work session was to review two proposals received for the relocation and redevelopment of the Edina Public Works Facility.

Assistant Manager Worthington reviewed the project's history: in September, the City Council directed staff to send out a request for proposals (RFP) to developers who may have an interest in the site and a relocation option for the Public Works Building. The existing Public Works Building, 5146 Eden Ave., was constructed in the 1960s on approximately 3.5 acres, and has been outgrown by the Public Works Department. Additionally, the City would like to see better air handling, segregation of divisions, and more indoor storage for equipment and trucks in a new facility. A relocation site for a new Public Works Building must be in Edina, ideally on industrially zoned property in the southwest quadrant of the City and with a minimum of seven acres of land. A new site must have good access to surrounding roadways.

Two RFPs were received – one from Opus and one from Ryan Companies. Using video and a PowerPoint presentation, Assistant Manager Worthington and Director Houle described each proposal and its pros and cons.

Opus proposed to construct on the current Public Works site a roughly 150,000-square-foot, five-story medical office building, supported by a five-level parking structure. The new Public Works facility would be relocated to the current ConAgra site at 7450 74th Ave.

Strengths of the proposal include:

- Better compatibility of use with surrounding commercial/retail uses at Minnesota Highway 100 and Vernon Avenue.
- Utilizes unique topography of the site for parking.
- Intensification of use was appropriate for area adjacent to major highway.
- Access for the site was better suited to a commercial use, rather than a fleet use such as Public Works.

Weakness of the proposal include:

- Only one type of use – office – was planned, rather than a mixed-use approach on the existing Public Works site.

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- A variance would be needed for the medical building. The proposal called for five stories, but Edina Code allows only four stories.
- The ConAgra building would not meet projected space needs, but was better than the building proposed by Ryan Companies.
- The ConAgra site area was not as large as desired.

Ryan Companies proposed two alternatives for development on the current Public Works site. The first option was a two-story medical or professional office building with surface parking. The second option was a three-story building with a one-level parking ramp. The new Public Works facility could be relocated to the current Gabbert's warehouse at 7215 Cahill Road.

Strengths of the proposal include:

- Proposed use on the existing Public Works site was compatible with surrounding land uses.
- Utilizes unique topography of the site for parking.
- Access for the site was better suited to a commercial use, rather than a fleet use such as Public Works.

Weaknesses of the proposal include:

- Does not intensify land use in keeping with location near major highway.
- Does not include park-and-ride component, which will lessen impact on surrounding highways.
- Only one type of use – office – was planned, rather than a mixed-use approach.
- Gabbert's site size and area did not meet minimum requirements for a Public Works Facility.
- Building did not meet minimum requirements for a Public Works facility.

Members of the Comp Plan Task Force shared their vision for redevelopment of the area where both developers propose relocating the Public Works Facility. The larger redevelopment area has been dubbed "Cahill Gardens" or "Centennial West." The vision was to redevelop the site to be similar to the Centennial Lakes development.

Members of the Comp Plan Task Force said relocating a Public Works Facility in that area of the community must be done with that vision in mind so that it would not impede future development.

Along with the Council, the Comp Plan Task Force agreed that the stronger of the two proposals was that submitted by Opus. The Council agreed to formally consider the two proposals at its Nov. 20 meeting.

Mayor Hovland declared the meeting adjourned at approximately 6:45 p.m.

Respectfully submitted,

Debra Mangen, City Clerk